

082.0

0003

0004.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

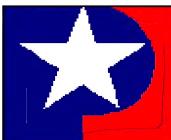
914,000 / 914,000

USE VALUE:

914,000 / 914,000

ASSESSED:

914,000 / 914,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
469-475		SUMMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SUMMER REALTY SERVICES LLC	
Owner 2:	
Owner 3:	
Street 1: 12 HURON DR	
Street 2:	

Twn/City: NATICK	
St/Prov: MA	Cntry
Postal: 01760	Own Occ: N

Postal: 01760	Type:
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PREVIOUS OWNER
Owner 1: COCHRAN CLARENCE E-MARY F -
Owner 2: -
Street 1: 47 SUTHERLAND RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION	
This parcel contains .23 Sq. Ft. of land mainly classified as Store with a Retail Strip Building built about 1900, having primarily Brick Exterior and 3560 Square Feet, with 3 Units, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS
Item
Code
Description
%
Item
Code
Description
Z
B2
NEIGH BUS
100
water
o
n
Census:
Flood Haz:
D
Topo
s
Street
t
Gas:

LAND SECTION (First 7 lines only)
Use
Code
Description
LUC
Fact
No of Units
Depth / PriceUnits

Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		10000	Sq. Ft.	Site	0	31.	2.01	CA						622,108						622,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	10000.000	291,900		622,100	914,000		51366
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

PREVIOUS ASSESSMENT								Parcel ID	082.0-0003-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	291,900	0	10,000.	622,100	914,000		Year end	12/23/2021
2021	325	FV	291,900	0	10,000.	612,100	904,000		Year End Roll	12/10/2020
2020	325	FV	291,900	0	10,000.	602,000	893,900	893,900	Year End Roll	12/18/2019
2019	325	FV	278,600	0	10,000.	561,900	840,500	840,500	Year End Roll	1/3/2019
2018	325	FV	273,300	0	10,000.	501,700	775,000	775,000	Year End Roll	12/20/2017
2017	325	FV	273,300	0	10,000.	441,500	714,800	714,800	Year End Roll	1/3/2017
2016	325	FV	273,300	0	10,000.	331,100	604,400	604,400	Year End	1/4/2016
2015	325	FV	211,000	0	10,000.	301,000	512,000	512,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
COCHRAN CLARENCE	50610-59		1/17/2008			400,000	No	No					
	10528-148		5/15/1964				No	No	N				

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
2/26/2014	137	Sign	1,800	O					9/10/2018	Meas/Inspect	PH	Patrick H					
1/10/2014	22	Manual	2,000	C					5/4/2018	Mail Update	MM	Mary M					
12/13/2013	1816	Manual	6,850	C					5/1/2014	External Ins	PC	PHIL C					
11/19/2013	1706	Sign	1,600	C					3/7/2014	Info Fm Prmt	EMK	Ellen K					
11/7/2013	1642	Manual	7,000	C					2/25/2014	Info Fm Prmt	EMK	Ellen K					
9/27/2013	1442	Manual	3,000	C					2/25/2014	Info Fm Prmt	EMK	Ellen K					
8/20/2013	1249	Sign	3,100	C					2/6/2014	Info Fm Prmt	EMK	Ellen K					
7/12/2013	1069	Manual	25,000	C					2/3/2014	Info Fm Prmt	EMK	Ellen K					
7/3/2013	1009	Renovate	76,000	C					2/3/2014	Info Fm Prmt	EMK	Ellen K					
2/28/2012	170	Manual	22,000					build out unit 3 a	Sign:	VERIFICATION OF VISIT NOT DATA							

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>
Type:	76 - Retail Strip	Full Bath:	Rating:	ARLINGTON CAFE, KITCHEN DESIGNS STUDIO, SONO SUSHI BAR.		
Sty Ht:	1 - 1 Story	A Bath:	Rating:			
(Liv) Units:	3 Total: 3	3/4 Bath:	Rating:			
Foundation:	1 - Concrete	A 3QBth:	Rating:			
Frame:	2 - Steel	1/2 Bath: 5	Rating: Good			
Prime Wall:	7 - Brick	A HBth:	Rating:			
Sec Wall:	%	OthrFix:	Rating:			
Roof Struct:	4 - Flat	<b>OTHER FEATURES</b>		1st Res Grid Desc: Line 1 # Units		
Roof Cover:	4 - Tar & Gravel	Kits: 2	Rating: Good	Level	FY LR DR D K FR RR BR FB HB L O	
Color:	BEIGE	A Kits:	Rating:	Other		
View / Desir:		Frl:	Rating:	Upper		
<b>GENERAL INFORMATION</b>		WSFlue:	Rating:	Lvl 2		
Grade:	D - Fair	<b>CONDOS INFORMATION</b>		Lvl 1		
Year Blt:	1900	Eff Yr Blt:	Location:	Lower		
Alt LUC:		Alt %:	Total Units:	Totals	RM: 0 BRs: 0 Baths: HB 5	
Jurisdict:		Fact: .	Floor:			
Const Mod:		% Own:	Name:			
<b>REMODELING</b>		<b>RES BREAKDOWN</b>				
Exterior:		No Unit RMS BRS FL				

